

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: 9 WOODFIELD ROAD - LAND DISPOSAL

Notice is hereby given that the Cabinet Member for Finance, Property and Regeneration has made the following executive decision on the above mentioned subject for the reasons set out below.

Summary of Decision

1. That the appendices of the report be exempt from disclosure by virtue of the Local Government Act 1972, Schedule 12A Part 1, paragraph 3 (as amended), in that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information).
2. That the Cabinet Member for Finance, Property and Regeneration approved the terms of the leasehold interest to be granted to the Developer for 9 Woodfield Road and the subsequent lease terms to be granted by the Developer to Westminster City Council (WCC) for WCC's use and occupation of a new street cleansing depot and noted that the proposed re-provision of the new depot facility combined with the Developer's agreement to pay WCC's Stamp Duty Land Tax (SDLT) together with their S.106 Agreement obligations be accepted as WCC's total financial consideration for the granting of a 999 year lease for 9 Woodfield Road.
3. That the Cabinet Member for Finance, Property and Regeneration granted the Executive Director of Finance and Resources and/or the Director of Corporate Property the delegated authority to complete the Agreement for Lease required for development of the New Depot and to enter into two leases, one to the Developer for WCC's existing Depot site and the second for WCC's use of the New Depot, both to be entered into on achievement of practical completion of the New Depot.
4. That the Cabinet Member for Finance, Property and Regeneration approved the proposed amendments to the Section 106 Agreement and noted that such approval being required because the Council is the owner of the property asset to be disposed of.

Reasons for Decision

The Planning Consent (application reference number 19/04487/FULL) together with a Section 106 Agreement granted on the 3 July 2020 includes an obligation upon the Developer to provide a new street sweepers depot for the Council. This provision can only be actuated once the Council has agreed terms for the disposal of its land at 9 Woodfield Road, to the developer.

**Stuart Love, Chief Executive
Westminster City Hall
64 Victoria Street
LONDON SW1E 6QP**

Publication Date: 07 August 2020

Implementation Date: 14 August 2020, 5.00pm

Reference: CMfFP&R/2020-2021/10